

Special Town Meeting
February 24, 2020

A special town meeting of the electors and those qualified to vote at the town meetings of the Town of Lebanon was held on Monday, February 24, 2020 at Lyman Memorial High School, 917 Exeter Road. Audience 40.

First Selectman Kevin Cwikla called the meeting to order at 7:30 PM.

The meeting was opened with the Pledge of Allegiance.

First Selectman Kevin Cwikla then called for nominations for moderator.

Moved by Fran Malozzi, seconded by Rick Kane to appoint Diane Malozzi as moderator.

Voice vote called to nominate Diane Malozzi as moderator – Motion passed.

Moderator Malozzi reviewed Town Meeting rules and protocol.

Moved by Fran Malozzi, seconded by Rick Kane, to wave the reading of the call of the meeting. Voice vote called – Motion passed.

Moved by Tom Meyer, seconded by Fran Malozzi, to bring item 1 to the floor. “Consider and act upon adopting an Ordinance Repealing the Ordinance Designating the Board of the Jonathan Trumbull Jr. House Museum, LLC and Dissolving the Museum Board of Trustees.” Voice vote called – Motion passed.

First Selectman Kevin Cwikla spoke to the question as follows: The ownership and endowment of the Jr. House Museum has transferred to the Lebanon Historical Society. Town Counsel has recommended that Town Meeting repeal the ordinance which created the Jonathan Trumbull Jr. House Board and this will dissolve the LLC.

Moderator Malozzi opened the floor to questions/comments. There were no questions/comments from the floor.

Moderator Malozzi called the question “Consider and act upon adopting an Ordinance Repealing the Ordinance Designating the Board of the Jonathan Trumbull Jr. House Museum, LLC and Dissolving the Museum Board of Trustees”

Voice vote called – Motion passed. *A copy of the Ordinance follows these minutes.*

Moved by Fran Malozzi, seconded by Rick Kane, to bring item 2 to the floor. “Consider and act upon authorizing the transfer of the remaining checking account balance of the Jonathan Trumbull Jr. House operating fund 215, net of any fund liabilities, to the Lebanon Historical Society.”

First Selectman Kevin Cwikla spoke to the question as follows: The auditor discovered a checking account for the Jonathan Trumbull Jr. House after the transfer of the Jr. House and endowment to the Lebanon Historical Society Museum. The funds in the

account were intended for the Jonathan Trumbull Jr. House. The Board of Selectmen recommends the transfer of this account to the Lebanon Historical Society.

Moderator Malozzi opened the floor to questions/comments. There were no questions/comments from the floor.

Moderator Malozzi called the question "Consider and act upon authorizing the transfer of the remaining checking account balance of the Jonathan Trumbull Jr. House operating fund 215, net of any fund liabilities, to the Lebanon Historical Society."

Voice vote called – Motion passed.

Moved by Pat McCarthy, seconded by Fran Malozzi, to bring item 3 to the floor. "Consider and act upon on the adoption of the Town of Lebanon Tax Abatement Program to encourage development of new senior housing in Lebanon, Gan Aden Phase II, as recommended by the Board of Selectmen at its February 4, 2020 meeting."

Philip Chester, Town Planner, spoke to the question as follows: This program is an incentive for additional senior housing in Lebanon. Since 2010, the population of Lebanon has remained about 7,300. The number of residents age 55 and over has grown substantially and makes up a full third of the town's population. The town's median age is estimated at 47 years old. There are few options for residents looking to downsize. The town is looking at other housing initiatives in addition to the one being presented tonight. The goal is for additional housing for seniors as well as for young professionals which could help grow the population. Lebanon's 2010 Plan of Conservation and Development anticipated a rise in Lebanon's median age and the need for senior housing. An effort was made to identify and reserve land for senior housing developments. In 2007, town meeting authorized the purchase of 24 acres with a stipulation that the land be used for senior housing and a senior center. The Senior Center was built in 2009, and the current senior housing in 2017. In 2010, Town Meeting authorized the sale of 6.73 acres to Paradise Agency to construct eight units of age restrictive housing. That same year, the Planning and Zoning Commission re-zoned the property to allow multi-family senior housing. The purpose of the zone is to allow variations in housing densities and to meet the needs of those 55 and older. The proposed six-unit housing development will be located to the west of the existing eight-unit development. It will be accessed off Dr. Manning Drive. The units will have the same design and layouts as the existing development

Pat McCarthy, member of Economic Development Commission, spoke to the question as follows: The Economic Development Commission created the tax abatement program to encourage the environment for certain kinds of businesses in Lebanon. The 2010 Plan of Conservation and Development called for the creation of a tax abatement program to encourage the development of businesses in Lebanon. The residents take on a big tax burden. New businesses will help with the town's tax base. The start-up costs for new businesses can be costly and the incentive provides an abatement of taxes during that phase. The tax abatement program is a temporary program which will allow the developer to receive some relief for the initial costs. This

program will not take away from our tax base. The program being brought forward this evening is the first time this abatement program is being proposed. The Paradise Agency and developer will receive an abatement of real property taxes that will allow for a 75% abatement of the developed improvements to be abated the first year; 50% in year two and 25% in year three and then taxed in full. This is beneficial to the people helping create business for Lebanon and to help elders remain in Lebanon. Any business applying for this program in the future would be required to follow the same application process by going to the Economic Development Commission, the Board of Selectmen and Town Meeting. It is highly recommended that Town Meeting approve this item this evening.

Moderator Malozzi opened the floor to questions/comments.

Tom Meyer, Bogg Lane, spoke in favor of the program.

There we no further questions/comments.


Moderator Malozzi called the question "Consider and act upon on the adoption of the Town of Lebanon Tax Abatement Program to encourage development of new senior housing in Lebanon, Gan Aden Phase II, as recommended by the Board of Selectmen at its February 4, 2020 meeting."

Voice vote called – Motion passed. *A copy of the Tax Abatement Resolution and Gan Aden Phase II follows these minutes.*

Motion by Fran Malozzi, seconded by Kelly Lawer to adjourn meeting at 7:48 PM.

Voice vote called – Motion passed.

Respectfully submitted,


Mary Ellen Wieczorek, CCTC
Town Clerk

**ORDINANCE REPEALING THE ORDINANCE DESIGNATING THE BOARD OF THE
JONATHAN TRUMBULL JR. HOUSE MUSEUM, LLC AND DISSOLVING THE
MUSEUM BOARD OF TRUSTEES**

WHEREAS, by Ordinance adopted on August 25, 2015 entitled "An Ordinance Dissolving The Board of Historical Preservation For The Jonathan Trumbull Jr. House Museum And Designating Board Members As Trustees For The Jonathan Trumbull Jr. House Museum, LLC" (the "**2015 Ordinance**"), the Town of Lebanon established a Board of Trustees to oversee the Jonathan Trumbull Jr. House Museum ("**Museum**"); and

WHEREAS, on October 28, 2019, Town Meeting approved the transfer of ownership of the Museum and the real property located at 780 Trumbull Hwy., Lebanon to the Lebanon Historical Society, subject to a reversionary interest retained by the Town ("**Transfer**"); and

WHEREAS, on January 10, 2020, the Transfer was completed, and ownership of the Museum and property transferred to the Lebanon Historical Society, along with oversight responsibilities for the Museum; and

WHEREAS, the Board of Selectmen recommends that the 2015 Ordinance be repealed, and the Museum Board be dissolved.

NOW, THEREFORE, BE IT ORDAINED, by the electors of the Town of Lebanon at a duly warned meeting:

1. The "Ordinance Dissolving The Board of Historical Preservation For The Jonathan Trumbull Jr. House Museum And Designating Board Members As Trustees For The Jonathan Trumbull Jr. House Museum, LLC" is hereby repealed.
2. The Museum Board of Trustees is hereby dissolved.

This ordinance shall take effect fifteen (15) days after publication in accordance with the Connecticut General Statutes.

Dated at Lebanon, Connecticut this ___ day of February 2020

Mary Ellen Wiczorek, CCTC
Lebanon Town Clerk

Effective the ___ day of ___, 2020

**TOWN OF LEBANON
RESOLUTION**

WHEREAS the Town of Lebanon Economic Development Commission has adopted a Tax Abatement Program pursuant to Connecticut General Statutes Section 12-65b, (the "Program"), to attract new senior housing development, by offering temporary relief from local property taxes to foster strategic economic growth; and

WHEREAS, discussions between a developer and the town concerning a proposal to construct new senior housing consisting of six (6) residential dwelling units on a parcel of land off Doctor Manning Drive, more fully described in Schedule A (the "Property"), to be known as Gan Aden of Lebanon Phase II (the "Project"), are underway; and

WHEREAS, the Town's Economic Development Commission and Board of Selectmen recommend to Town Meeting that it adopt the Program to incentivize said developer to undertake the Project; and

WHEREAS, it is in the best interest of the Town of Lebanon to encourage and support the development of the Project by adopting the Program.

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Lebanon Tax Abatement Program is hereby adopted, pursuant to which the developer of the Project shall receive the following abatement of local real property taxes beginning upon final assessment for the Project as completed:

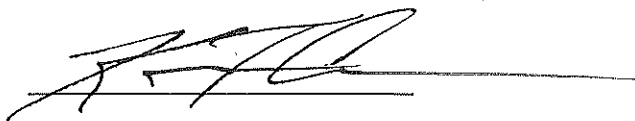
Year One:	75% abatement of assessed value of cost of improvements
Year Two:	50% abatement of assessed value of cost of improvements
Year Three:	25% abatement of assessed value of cost of improvements

FURTHER RESOLVED that the Tax Abatement Program is subject to the following conditions:

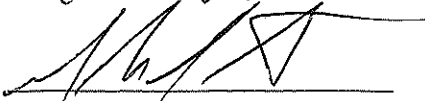
1. Construction shall begin within two (2) years of approval of the Program at Town Meeting, unless an extension is authorized by the Board of Selectmen in its sole discretion, in writing.
2. Construction shall be completed within two (2) years after a building permit is issued, unless an extension is authorized by the Board of Selectmen in its sole discretion, in writing.
3. During the period of participation in the Program, if said developer becomes delinquent in municipal taxes or fees, ceases its operations, or declares or is subject to involuntary bankruptcy, then all tax incentives offered under the Program shall be forfeited and said developer shall reimburse the Town of Lebanon for those taxes that would have been assessed had said developer not participated in the Program;
4. Participation in the Program cannot be assigned, transferred or sold without express written consent of the Board of Selectmen, which consent shall be in the sole discretion of the Board of Selectmen; and
5. The project shall comply with all applicable health, wetlands, planning, and zoning regulations.

FURTHER RESOLVED, that the Lebanon First Selectman is hereby authorized and directed to enter into a written agreement with said developer on the terms and conditions set forth herein.

ADOPTED BY THE BOARD of SELECTMEN, THIS 4 th DAY OF February 2020.



Kathleen L. Smith



I, Mary Ellen Diezorek (name), the Clerk of the Town of Lebanon,
do hereby certify this to be a true copy of the resolution duly adopted at the Town Council meeting on
February 4, 2020 (date) and that it has not been rescinded, amended or altered in any
way, and that it remains in full force and effect.

Mary Ellen Diezorek
(Name), Clerk

02/06/2020
Date

PUT TOWN SEAL HERE

Gan Aden of Lebanon

Lebanon, CT 06249



Features:

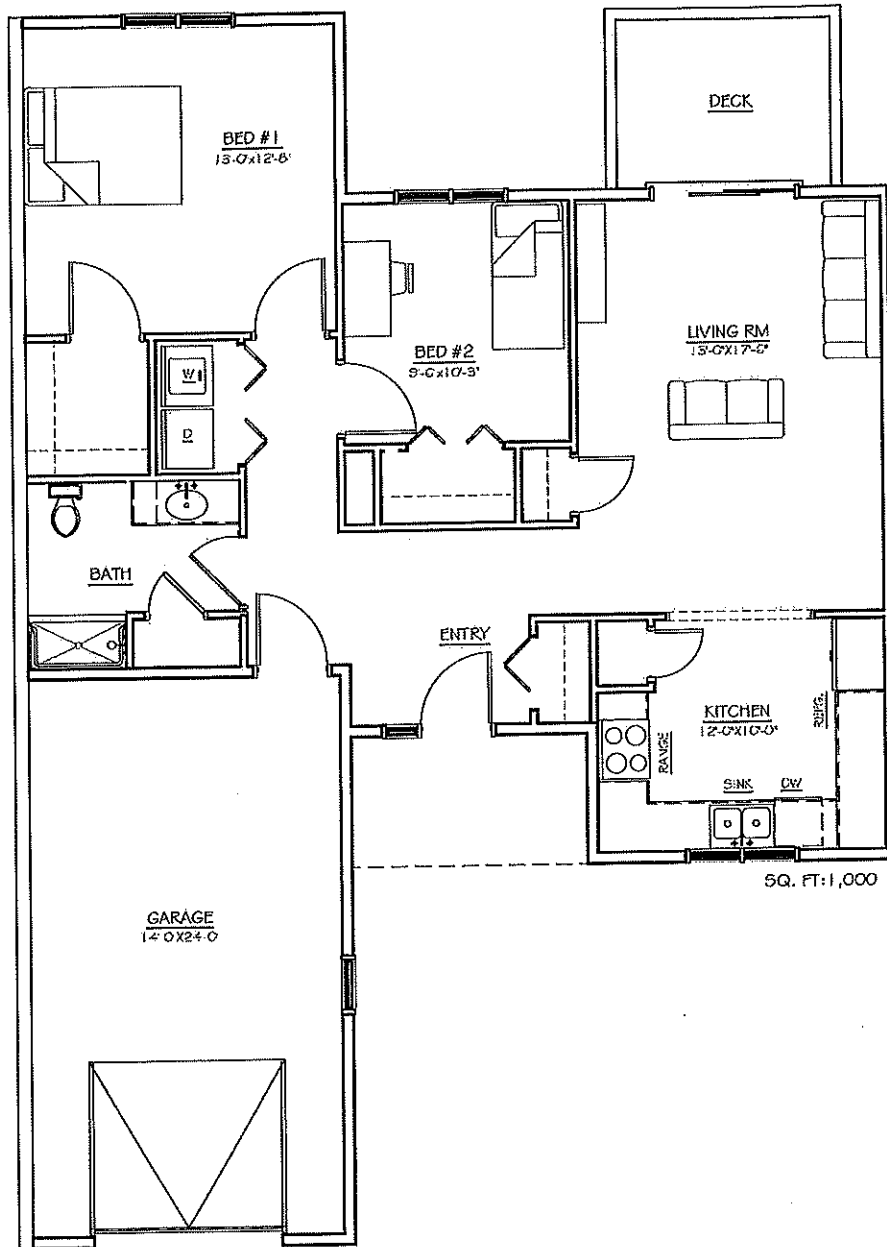
1000 Sq. Ft	Private entrance
Two Bedrooms	Laundry hook-ups
Attached garage	Walk in shower
No step entry	Country setting
Propane heat with central air conditioning	
Large modern kitchen with appliances	
Located next to Lebanon Senior Center	

Please contact the office for more details and an application

Paradise Agency, LLC
Property Management and Development
P.O. Box 175 151 Broadway
Colchester, CT 06415
www.ParadiseAgency.com

Gan Aden of Lebanon

Lebanon, CT 06249



UNIT PLAN

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